

PROPOSED Public Involvement Plan

East Precinct Auxiliary Parking Lot

Revised April 17, 2012

Public Involvement Plan – Overview

In accordance with the Procedures for Evaluation of the Reuse and Disposal of the City’s Real Property adopted by Resolution 29799 and amended by Resolution 30862, (referred to here as the Procedures), the City must develop a Public Involvement Plan (PIP) for certain properties during the decision-making process. The PIP is developed in conjunction with a Preliminary Report, which documents the analysis prepared for review by the City Council prior to making a reuse and/or disposition decision for each excess property.

Under the Procedures, FAS begins the evaluation process by sending information about excess property to other City departments, public agencies, and the neighborhood in which the property is located. Based on input received, and analysis of the property and the use and/or dispositions, FAS classifies each excess property decision as “simple” or “complex.” This classification is based on the Property Review Process Determination Form and the classification identifies decision which may need additional public process review. Complex decisions require the preparation of a PIP before the Council reviews legislation authorizing the transfer, reuse or sale of an excess property. Guidelines provide that the PIP be tailored to the characteristics of each specific excess property and those issues which have been raised during the circulation and notification phase.

Public Involvement to Date:

- In late October 2011, FAS mailed approximately 2500 neighborhood notices inviting input on the reuse and disposition of the Police Precinct Auxiliary Parking lot. The notice was sent to property owners and residents within 1,000 feet of the site, as well as all other neighbors whom expressed interest in the project; additionally local neighborhood groups, committees and organizations with a presence on Capitol Hill received the notice.

As of the date of this Plan, FAS has received only a couple of dozen responses; the overwhelming majority of those responses have been positive to the recommendation of FAS and/or parties that want to be kept informed of the project. Opinions expressed from the responses have been encouraging of the project and indicate that the development of a mixed-use housing project with secure underground parking will be much more beneficial to the community than the surface parking lot that exists now.

- In addition to the City’s notification, Capitol Hill Housing sent a notification to all property owners, and residences within 500 feet of the site project. The few responses that were received by Capitol Hill Housing all encouraged development of the site.

- On October 19, 2011, Capitol Hill Housing its architect, SMR, presented the proposed project to the East Design Review Board. The meeting had in attendance approximately 25 community members; no one at this public hearing raised any objections to the proposed project.

Summary of FAS Recommendation:

Following FAS' analysis of property characteristics, land use regulations, and neighborhood character and based on input from other City departments, public agencies and the public, FAS recommends that the City sell the Seattle Police Department East Precinct Auxiliary Parking Lot through a negotiated sale to Capitol Hill Housing (CHH). In exchange for the property, CHH will construct a parking garage for the exclusive use of the Police Department on the property that will contain a minimum of 111 parking stalls. Furthermore, CHH will construct a mixed-use commercial/arts/low-income housing development. CHH's project is proposed to contain 4 retail/restaurant spaces, an arts/theater space all on the first floor, 17,000 square feet of office space to be located on the second floor of the project, and 88 units of low-income housing on floors 3 through 6.

The following factors contributed to FAS' recommendation to dispose of the property through a negotiated sale to CHH with the stipulation that replacement parking be provided:

- No City Department or public agency expressed interest to acquire the property;
- No non-city public entity expressed a wish to acquire the property, other than CHH; and
- This arrangement provided an opportunity to develop low-income housing while continuing to meet the City's operational needs.

Working through its Office of Housing and Office of Economic Development the City is contributing funds for the development of the entire project, giving the City more control over the composition of the building and the desired outcome. The Office of Housing is contributing \$7.7 million of housing levy money for the project, while the Office of Economic Development is contributing a \$2.0 million CDBG loan for the construction of the commercial portion of the development

"Complex" Determination for the Auxiliary Parking

Based on the analysis of the East Precinct Auxiliary Parking and review of public input concerning the proposed development by CHH as outlined in the Preliminary Report, FAS determined that the Sale of this property is a "Complex" transaction. The property received 95 points on the Threshold Determination Form (a score of 45 points or greater results in a "Complex" designation.) The factors that affected this designation include:

- Citizen/community group contact with City personnel regarding the property;
- Consideration other than cash;
- Sale or trade of property to a private party or organization; and
- Value of property exceeds \$1 million.

Proposed Public Involvement Plan

FAS is recommending limited additional public involvement due to the limited reuse options of the property because of the continuing need to provide parking for Seattle Police Department Officer Vehicles at and/or near the East Precinct; and the limited number of comments received about the disposition of the property. FAS is recommending a PIP that focuses on the public comments received to date through FAS' mailing, CHH's mailing, and through the Early Design

Guidance Public Meeting. FAS proposes to perform the following additional opportunities for public input:

- FAS will distribute this plan to citizens and community members that have expressed an interest in the disposition of the property.
- FAS will post a Notification Board at the property. The board will be approximately 3'x4' and will provide a summary of FAS' determination and advice on how to contact City staff.
- The Real Estate Oversight Committee will review and approve the Preliminary Report and the Public Involvement Plan, providing comments as necessary.
- FAS will publish a Final Report incorporating the Committee's comments, and notify all interested parties of the availability of the Final Report.
- FAS will forward legislation authorizing the sale of the Auxiliary Parking Lot, including the Final Report and the Public Involvement Plan to the City Council.
- FAS will continue to collect all comments for the property and the corresponding development. At the Council Committee Meeting, FAS will provide the Committee an updated summary of all comments received to date.
- If the Council determines to hold a public hearing, FAS will provide 14 days notice of the public hearing to the interested parties and a notice will be published in the Daily Journal of Commerce, informing the parties that community participation at the Committee Meeting will be available.